



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

May 2, 2011

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

PRESENT: Mayor Russell Killen, Mayor Pro Tem Mike Chalk;
Councilors Jeff Eddins, Terry Gleason, Tim Poirier, and
James Roberson.

ABSENT: No one.

Staff Members Present: Clyde Holt, Town Attorney; Seth Lawless, Town Manager;
Suzanne Yeatts, Town Clerk/HR Director; Chris Hills,
Planning Director; Jeff Triezenberg, Senior Planner; Jimmy
Overton, Finance Director; Tracy Pedigo, Public Works
Director; Orlando Soto, PSO Detective; Tony Lashley, PSO
Shift Supervisor.

Meeting called to order by Mayor Killen at 7:00 p.m.

WELCOME

Welcome by Mayor Killen.

INVOCATION

Invocation by Councilor Poirier.

ITEM I. ADOPTION OF AGENDA

**...Motion by Mayor Pro Tem Chalk to adopt the agenda. Motion
seconded by Councilor Eddins and carried unanimously.**

ITEM II. APPROVAL OF MINUTES

February 16, 2011

...Motion by Councilor Eddins to approve the minutes of February 16, 2011. Motion seconded by Councilor Roberson and carried unanimously.

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

A. Financial Condition Analysis

Jimmy Overton, Finance Director, presented information from the NC Local Government Commission and UNC School of Government comparing Knightdale's financial condition to other Towns in North Carolina.

Mayor Killen proclaimed May 1, 2011 to May 7, 2011 Municipal Clerks Week in Knightdale and recognized Suzanne Yeatts for her service as Town Clerk.

B. Mayor's Employee Award

Mayor Killen announced Detective Orlando Soto as the recipient of the first quarter Mayor's employee award noting his investigative skills, work ethic, continuing education, and specialized training.

ITEM IV. PUBLIC

Anyone may speak on an issue not included on tonight's agenda. Before speaking, please state your name and address.

A. Open to the Public

Thomas Tilley, 4920 Farrington Road, Chapel Hill, voiced concern over the proposed re-zoning of Riverview Mobile Home Park.

Mayor Killen advised Mr. Tilley that this item is included on tonight's agenda and comments will be allowed after staff's presentation.

No one else approached.

B. Report on Citizen Inquiries

None at this time.

ITEM V. CONSENT AGENDA

Budget Amendment 2011 11

...Motion by Councilor Gleason to adopt the consent agenda. Motion seconded by Councilor Eddins and carried unanimously.

ITEM VI. ACTIONS REQUIRING PUBLIC HEARINGS

When speaking during a public hearing, please state your name and address clearly before speaking. Please designate a spokesperson for large groups. If you anticipate speaking tonight, please print your name and address on the form located on the entry table. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney. Everyone must speak from the podium to assure an accurate record of testimony.

A. ETJ Extension
ORD #11-05-02-001

Public hearing opened at 7:28 p.m.

Jeff Triezenberg, Senior Planner, presented an Ordinance to extend the current extra-territorial jurisdiction to cover approximately 2,706 additional acres and recommended adoption.

Comments and vote delayed until after the following presentation regarding zoning.

B. Extended ETJ Zoning
ZMA-2-11

Public hearing opened at 7:36 p.m.

Planner Jeff Triezenberg presented a zoning map amendment to re-zone approximately 2,706 acres in the proposed extended ETJ. Mr. Triezenberg reviewed proposed zones and recommended referral of ZMA-2-11 to the Land Use Review Board after allowing public comment.

Gerard Kempinski, 4512 Graham Farm Trail, inquired about zoning of his property and surrounding properties.

Mr. Triezenberg responded that Rural Residential (RR1) was the proposed zoning for the properties questioned.

Thomas Tilley, 4920 Farrington Road, Chapel Hill, voiced concern about whether the proposed General Residential (GR8) zoning would permit mobile homes at Riverview Mobile Home Park on Poole Road.

Barbara Wright, Manager of Riverview Mobile Home Park asked if this zoning amendment would force residents out of their mobile homes.

Mayor Killen assured Ms. Wright that residents would not have to move and could keep the homes they currently live in.

Councilor Poirier noted the only way the residents would be forced to leave would be if the land owner decides to change the use of the land.

Mark Mankey, 5604 Sandy Trail Drive, confirmed that General Residential (GR3) was similar to the current County zoning of R-30. Mr. Mankey also asked about the Town's intent to annex his property.

Mayor Killen responded that the Town does not plan to impose any involuntary annexations explaining that the re-zoning is only for planning purposes.

Tiffany Hunter, 1209 Shakentown Street, inquired about the validity of her current in-home daycare zoning permit from Wake County and about the process she would follow to obtain permits for an addition to her residence.

Mayor Killen noted that in-home daycare standards are set by the state and are the same in Knightdale as in Wake County and explained that the only difference would be that any permits would be issued by Knightdale rather than by Wake County.

Albert Pilkington, 4205 Old Faison Road, questioned whether his property is included in the proposed re-zoning.

Mayor Pro Tem Chalk responded that Mr. Pilkington's property is not proposed for re-zoning.

Sue Puryear, 8100 Buffaloe Road, requested that all of her family's property be zoned as Rural Residential (RR1) and suggested Council review the January issue of *Farm Press*.

Mayor Killen agreed that Ms. Puryear's property would be zoned as RR1 as requested.

James Dunn, 7900 Buffaloe Road, requested that Council delay action on re-zoning and form a task force to study agricultural concerns.

Councilor Poirier invited Mr. Dunn to attend the next Planning and Engineering Committee meeting to discuss options for a task force.

James Pope, 1008 Bethlehem Road, spoke about acreage lost when the NC Department of Transportation condemned part of his property for the construction of the Highway 64 bypass.

No one else approached.

ETJ Extension:

...Motion by Councilor Poirier to close the public hearing at 8:41 p.m. and adopt Ordinance #11-05-02-001, extending the extra territorial jurisdiction of the Town of Knightdale. Motion seconded by Councilor Gleason and carried unanimously.

Extended ETJ Zoning:

...Motion by Mayor Pro Tem Chalk to close the public hearing at 8:42 p.m. and refer ZMA-2-11 to the May 9, 2011 Land Use Review Board meeting. Motion seconded by Councilor Poirier and carried unanimously.

ITEM VII. SET PUBLIC HEARINGS

None at this time.

ITEM VIII. TOWN ATTORNEY

Nothing at this time.

ITEM IX. OLD BUSINESS

None at this time.

ITEM X. NEW BUSINESS

None at this time.

ITEM XI. OTHER BUSINESS

None at this time.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering

Councilor Gleason reported the next meeting would be held Monday, May 9, 2011 at 6:00 p.m. prior to the Land Use Review Board meeting.

B. Finance

Mayor Pro Tem Mike Chalk noted the current review of departmental budget requests.

C. Public Safety

Councilor Eddins reported plans to meet before the next Council meeting on May 18, 2011.

D. Nominating

No report.

E. Liaison Reports

No report.

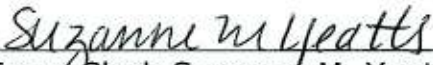
ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

ITEM XIV. ADJOURNMENT

...Motion by Councilor Eddins to adjourn at 8:44 p.m. Motion seconded by Councilor Poirier and carried unanimously.



Mayor Russell B. Killen



Town Clerk Suzanne M. Yeatts